

002.A

0005

0092.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

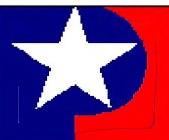
476,100 / 476,100

USE VALUE:

476,100 / 476,100

ASSESSED:

476,100 / 476,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		FAIRMONT ST, ARLINGTON

OWNERSHIP		Unit #:	2
Owner 1:	LEVY STUART G/ TRUSTEE		
Owner 2:	SGL TRUST		
Owner 3:			

Street 1:	92 FAIRMONT ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER			
Owner 1:	LEVY STUART G -		
Owner 2:	-		
Street 1:	92 FAIRMONT ST UNIT 2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION			
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1940, having primarily Wood Shingle Exterior and 1480 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7538																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	476,100			476,100			250432	
							GIS Ref			
Total Card		0.000	476,100			476,100	Entered Lot Size			
Total Parcel		0.000	476,100			476,100	Total Land:			
Source:		Market Adj Cost		Total Value per SQ unit /Card:	321.69	/Parcel:	321.6	Land Unit Type:		

05/10/18 !14783!

Prior Id #1: 1982

Prior Id #2:

Prior Id #3:

Prior Id #1:

Prior Id #2:

Prior Id #3:

Prior Id #1:

Prior Id #2:

Prior Id #3:

mmcmakin

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEVY STUART G,	76021-106	2	10/29/2020	Convenience		1	No	No	
YOUNG DOUGLAS R	43413-62		7/30/2004		358,000	No	No		
YOUNG DOUGLAS R	40481-343		8/15/2003	Family		No	No	M. Deed	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
2/19/2013	224	Addition	86,500	C					5/10/2018	Measured	DGM	D Mann											
7/12/2011	691	Siding	10,910						6/13/2013	Measured	JBS	JOHN S											
6/9/2004	461	Re-Roof	4,000	C				6X14 FLAT RUBBER R	5/23/2013	Info Fm Prmt	EMK	Ellen K											
									3/24/2005	Info Fm Prmt	BR	B Rossignol											
									5/10/2004	NEW CONDO	DGM	D Mann											

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good											Undisplayed Areas: GLA: 1480		
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:	%			OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID										
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1								
Color: GREEN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir:				FrpI: 1	Rating: Good			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade: C - Average				CONDOS INFORMATION				Lvl 2										
Year Blt: 1940	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdict: G14	Fact: .			Floor: 2 - 2nd Floor				Totals	RMs: 7	BRs: 2	Baths: 1	HB						
Const Mod:				% Own: 50.000000000				REMODELING				RES BREAKDOWN						
Lump Sum Adj:				Name:				Exterior:		No Unit	RMS	BRS	FL					
INTERIOR INFORMATION								Interior:		1	7	2	2					
Avg Ht/FL: STD								Additions:										
Prim Int Wall: 2 - Plaster								Kitchen:										
Sec Int Wall:	%							Baths:										
Partition: T - Typical								Plumbing:										
Prim Floors: 3 - Hardwood								Electric:										
Sec Floors:	%			Total: 18.6 %				Heating:										
Bsmnt Flr: 12 - Concrete								General:										
Subfloor:				CALC SUMMARY														
Bsmnt Gar:				Basic \$ / SQ: 295.00														
Electric: 3 - Typical				Size Adj.: 1.35000002				COMPARABLE SALES										
Insulation: 2 - Typical				Const Adj.: 0.98000199				Rate	Parcel ID	Typ	Date	Sale Price						
Int vs Ext: S				Adj \$ / SQ: 390.286														
Heat Fuel: 1 - Oil				Other Features: 72250														
Heat Type: 5 - Steam				Grade Factor: 1.00														
# Heat Sys: 1				NBHD Inf: 0.89999998														
% Heated: 100		% AC:		NBHD Mod:														
Solar HW: NO		Central Vac: NO		LUC Factor: 1.00														
% Com Wall		% Sprinkled:		Adj Total: 584886														
				Depreciation: 108789					Juris. Factor: 1.00	Before Depr: 351.26								
				Depreciated Total: 476097					Special Features: 0	Val/Su Net: 321.69								
									Final Total: 476100	Val/Su SzAd: 321.69								
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:												
Make:		Model:																
SPEC FEATURES/YARD ITEMS				Serial #:			Year:		Color:									
PARCEL ID 002.A-0005-0092.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				
IMAGE																		
AssessPro Patriot Properties, Inc																		